

**THE OWNERS CORPORATION OF STRATA PLAN NO. 61139**

---

**MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF STRATA PLAN NO. 61139  
HELD ON WEDNESDAY 29<sup>TH</sup> JULY, 2015 OUTSIDE THE BUILDING MANAGERS  
OFFICE, 9-15 CENTRAL AVENUE, MANLY AT 6.00PM.**

---

- PRESENT:** Mr G Brown, Mr D Glading, Mrs Z Dybac and Mrs S Parker.
- IN ATTENDANCE:** Mr D Richards, Mrs F Glading, Mrs S Filewood, Mr S & Mrs P Mulvogue, Mr D Mockler and Ms N Hopkins of Lamb & Walters.
- CHAIRMAN:** Mr G Stone occupied the Chair for the purpose of the meeting.
- PROXIES:** Resolved that the two (2) proxies received for the meeting be accepted:  
Mr F de Morentin in favour of Mr D Glading.  
Mr R Stone in favour of Mr G Brown.
- 1. MINUTES:** Resolved that the Minutes of the last Executive Committee Meeting held on 8/4/15 be confirmed as a true and accurate record of that meeting.
- 2. FINANCIAL STATEMENT:**
- i. Resolved that the Financial Statement to 30<sup>th</sup> June, 2015 be accepted.
  - ii. Resolved that the Proposed Budget be accepted for presentation at the Annual General Meeting.
- 3. BUILDING MANAGERS REPORT:**
- (a) Resolved not to proceed with a Master Key system at a cost of \$14,253.80.
  - (g) Resolved not to install a TV in the gym.
  - (l) Resolved to install a surfboard rack system in the loading dock and a surfboard storage locker system in the garbage room at an approx. cost of \$2500.00. Each storage device to be made available for a small fee to residents, registration to use the facility is essential.
  - (m) Resolved not to implement a new procedure for emergency services to enter the building. It is noted that the Police have failed to use a similar facility in Manly National Building in the past which gives them access to a key box with access fob and instructions.

- (n) Resolved to defer consideration of a solar system at Pacific Waves.
  - (o) Resolved to accept the quotation from Design Calibre for \$1920.00 to create a Pacific Waves website.
  - (p) Resolved to consider the installation of a back up generator at a potential cost of up to \$100,000 at the upcoming Annual General Meeting.  
  
Resolved to engage Fully Charged Electrical at an approx. cost of \$2200.00 to provide electrical monitoring for 4 weeks. This data will enable the OC to make decisions on suitable solutions for backup power supply.
  - (q) Resolved to accept the quotation from DBA Trade Services Pty Ltd to coat the garbage room, loading dock and meeting room floor at a costs of \$5445.00 + GST.
  - (r) Resolved to defer making a decision to coat the entire car park, 2 x levels ion a water proof coating at an approx. cost of \$109,903.00. This may be revisited next financial year.
  - (s) Resolved to proceed with the updated House Rules Booklet at no cost to the OC as Manly Holiday Rentals will sponsor the booklet. The booklet to include text of By Laws (see t).
  - (t) Resolved to engage Danielle Wilson (partner of building manager) at a rate of \$35.00 per hour to re-type the current by-laws into Microsoft word format. These will then be converted to PDF and sent to all Owners, Tenants and Property Managers.
  - (u) Resolved not to make any changes to the entry foyer lighting.
  - (v) Resolved that the Owner of Shop 8 be given permission to install a vent into the CP wall (behind shop 8) providing the appropriate By-law (including any alterations carried out) is submitted to the owners corporation for adoption at a General Meeting.
  - (w) Resolved that Unit 315 not be authorised to purchase an extra access fob as it would be contrary to the allocations permitted.
- i. **Unit 221:** The Building Manager advised that an Engineer had been engaged to inspect and determine cause of leak in Unit 221. A hole has been put in the CP wall and they believe that they have now isolated the problem. On Friday another block

will be removed from the wall to carry out final check before proceeding with recommended repair.

#### **4. HOUSE RULE**

##### **BREACH:**

It is suspected that a couple of residents may be leasing their car space to non residents. Executive Committee are to monitor any practice whereby residents are leasing spaces to non residents and report to Strata Manager.

#### **5. RUBBISH ROOM**

##### **DOORS:**

Resolved that the rubbish room doors be replaced with electronic glass doors and that \$10,000 be allocated to the Budget at the AGM.

#### **6. COVERED**

##### **WALKWAY:**

Manly Council have approved the DA for the covered walkway at the back of the restaurants. A Construction Contract will now be required. It is anticipated that the cost will be \$100,000 which will be worn by the License Holders providing they get six (6) years benefit. The current Licence expires 30/09/2018, if the Licensor fails to offer a 3 year renewal at market terms and the Licensee fails to renew as a consequence the Licensor will have to reimburse the Licensee 42% (limited to \$42,000) of the original construction cost. This will not be payable if their licenses are terminated due to breach.

#### **7. LICENSED AREA**

##### **AWNINGS:**

Resolved that the common seal be affixed to the DA for the licensed area awnings relative to Commercial Strata lots 1, 2 & 6. A Special By-law will be required to permit the installation using an acoustic fabric at the Annual General Meeting.

#### **8. ANNUAL GENERAL**

##### **MEETING:**

Resolved that the Annual General Meeting be held on 31<sup>st</sup> August, 2015 at 7.00pm.

#### **9. GENERAL**

##### **BUSINESS:**

There was no general business for discussion.

##### **CLOSURE:**

As there was no further business the meeting closed at 7.00pm.